

Montgomery County

Farmland Preservation



Inverness Farm - MALPF

Why Protecting Farmland is Important

Conserves farmland for future food and fiber production;

Opportunities to provide a high quality food supply for our citizens;

A key component for the preservation of agriculture as an industry;

Enhanced quality and way of life for all residents

Lewis Orchard - AEP

What Constitutes Protection and Levels of Protection?

Protection can be achieved by a variety of methods;

Agricultural Zoning (RDT)

Transfer of Development Rights Programs (TDR)

Purchase of Development Rights Programs (PDR)

In Fee Acquisition (Public Parkland)

Each method establishes varying levels of protection

Alexander Gordon - AEP

Agricultural Zoning

Agricultural Zoning – helps to promote Agricultural and Rural Landscapes

In Montgomery County, establishment of the RDT reduced
The threat of development from
1 unit per 5 acres to 1 unit per 25 acres

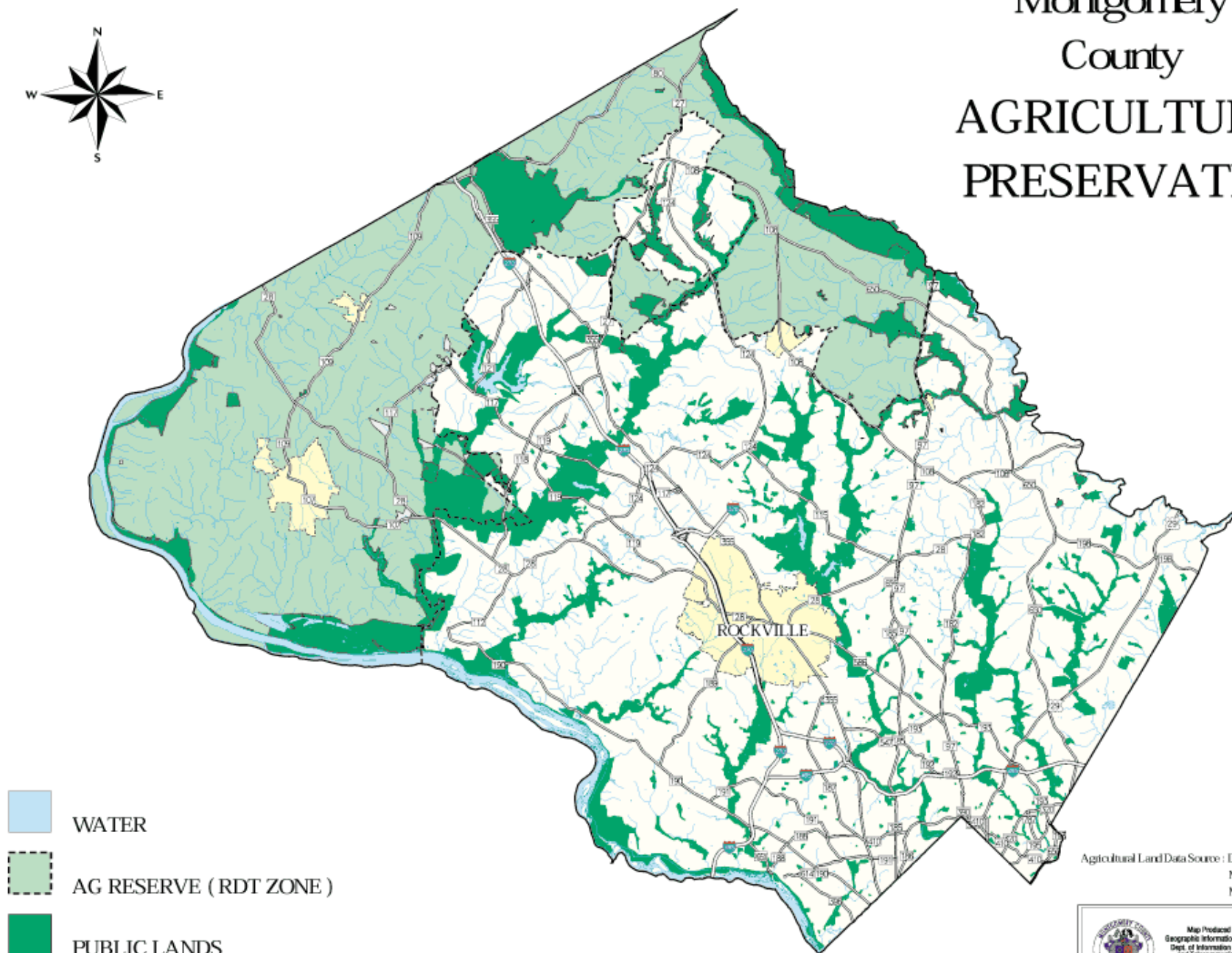
Unfortunately, agricultural zoning itself does not place
long term protections to the land



Must consider other tools that can help accomplish
long term protections -Perpetual Easements

Batchelors Purchase - RLP



Montgomery County AGRICULTURAL PRESERVATION



-  WATER
-  AG RESERVE (RDT ZONE)
-  PUBLIC LANDS

Agricultural Land Data Source : DED Agricultural Services
MINCP& PC
MD Office of Planning



Map Produced By:
Geographic Information Systems
Dept. of Information Systems
and Telecommunications
Montgomery County, Maryland
Date: December 21, 2000



Transferable Development Rights (TDR) Programs

TDRs are used to shift development from agricultural areas to designated growth zones which are closer to public services;

**The number of available TDRs is based upon
The calculation of 1 TDR per 5 acres**

**Once a TDR is created the land is restricted
by a permanent TDR easement**

**This easement ensures the property can not be developed
for residential use at densities which exceed
1 unit per 25 acres**

TDR Easement

Purchase of Development Rights Programs (PDR)

The Purchase of Development Rights or "PDR" represents a voluntary program by where the County/State uses public funds to purchase development rights on a farm.

A permanent deed restriction is placed on the property which permits agricultural activities on the land in perpetuity.

In this way, a legally binding contract is achieved to ensure that the farm will remain in agriculture.

In this process the County/State eliminates the development rights upon settlement of the easement.

The deed restriction may also be referred to as a conservation easement.

Davies- AEP

Purchase of Development Rights Programs (PDR)

Maryland Environmental Trust (1967) - State

Maryland Agricultural Land Preservation Foundation (1977) - State

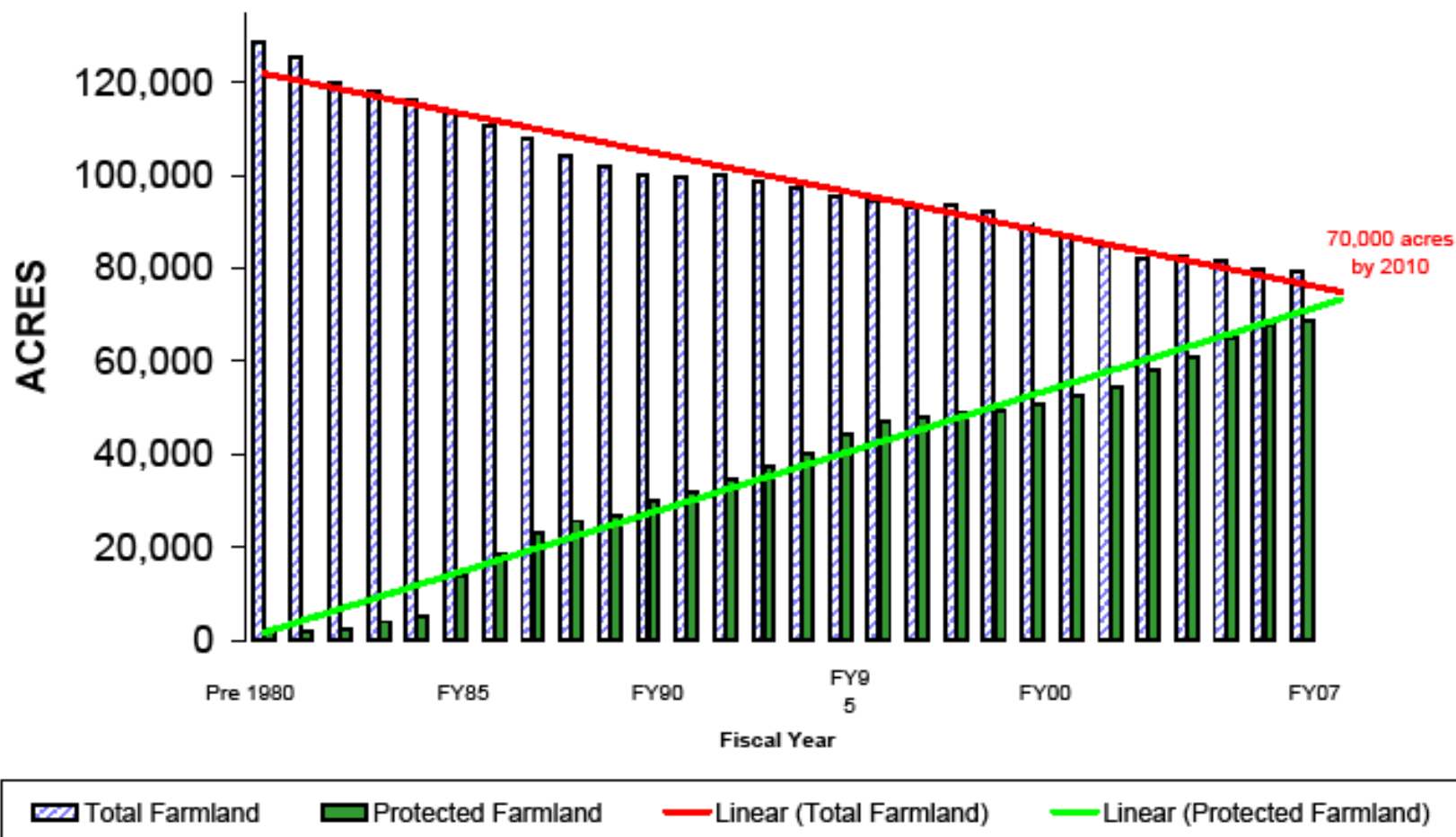
Montgomery County Agricultural Easement Program (1986) – County

Rural Legacy Program (1997) – State/County

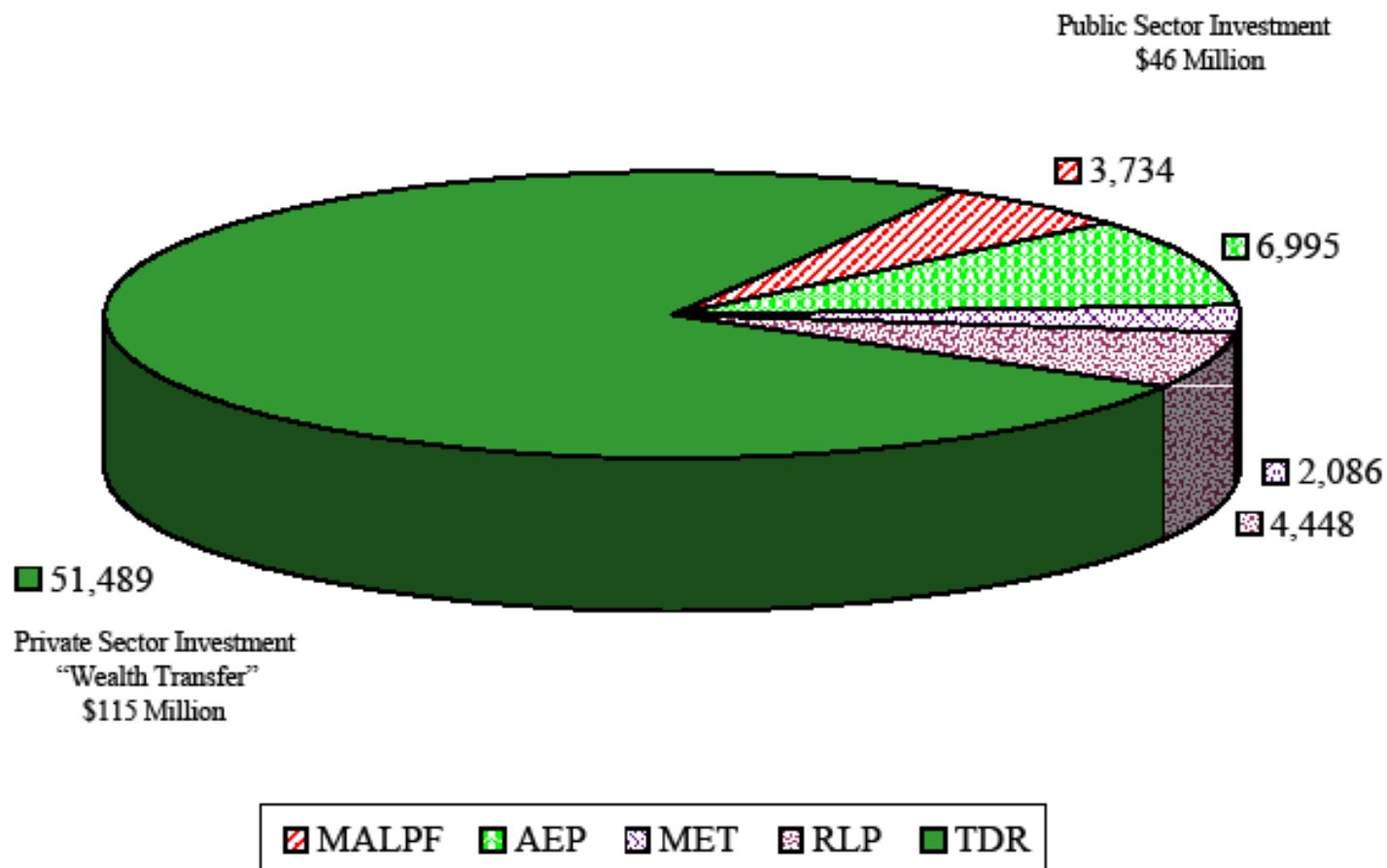
Legacy Open Space Program (2000) - County

Weitzer - AEP

Protected Farmland Acres and Total Farmland Acres



**Farmland Protected by Easements
as of June 30, 2007
68,752 acres**



In Fee Acquisition (Public Parkland)

Owned by the Public Managed by Government

Restricted Uses in the park

Public Access

Often Lands are in Conserving Use – Limited Access
for Agricultural Production Opportunities

Over 47,800 **acres** of
Land in the County is designated as **parkland**
Federal/State/County

Little Bennett - Public Parkland



For More Information:

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